



**Council  
Communication**  
Office of the City Manager

<b>Date</b>	July 14, 2008
<b>Agenda Item No.</b>	77
<b>Roll Call No.</b>	<u>08-</u>
<b>Communication No.</b>	<u>08-418</u>
<b>Submitted by:</b>	Larry Hulse, Community Development Director

**AGENDA HEADING:**

Initiation of request from the River Bend Neighborhood Association to rezone portions of the neighborhood from R-3, Multiple-Family Residential to R1-60, One-Family Low Density Residential.

**SYNOPSIS:**

On April 21, 2008, by Roll Call No. 08-697, Council received and filed a request from the River Bend Neighborhood Association to rezone a portion of their neighborhood from R3 “Multiple Family Residential to “R1-60” One-Family Low Density Residential. On June 9, 2008, Council received an update from staff outlining two proposals for rezoning this area. Staff recommends that Council initiate this rezoning request and refer the proposal to the Planning and Zoning Commission for report and recommendation.

**FISCAL IMPACT: NONE**

Amount: N/A

Funding Source: N/A

**ADDITIONAL INFORMATION:**

Staff examined the areas of the River Bend Neighborhood currently zoned “R3” Multiple Family Residential and created two scenarios for rezoning the area. One scenario would rezone the entire area to “R1-60”. This scenario would create 45 new non-conforming parcels. The second scenario was to create a mix of “R3” and “R1-60” zoning in the area. Under this scenario, 464 of the 501 parcels in the area could be rezoned to “R1-60” without creating any additional non-conforming uses.

Staff proposes the tentative schedule to process the rezoning request.

Week of July 28, 2008	Neighborhood Meeting
August 21, 2008	Planning and Zoning Commission
September 8, 2008	Anticipated Council set public hearing date
September 22, 2008	Anticipated Public hearing and first consideration
October 13, 2008	Anticipated Second consideration (if necessary)
October 27, 2008	Anticipated Final consideration (if necessary)

**PREVIOUS COUNCIL ACTION(S):**

Date: April 21, 2008

Roll Call Number: 08-697

Action: From Council Member Tom Vlassis to discuss Riverbend down-zoning to R-1. Moved by Vlassis to refer to the City Manager and City Attorney to work with the Riverbend Neighborhood Association regarding the down-zoning. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE.**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

It is anticipated that Council will set a public hearing at the August 25<sup>th</sup> meeting, and will subsequently hold the public hearing and take action on the recommendation from the Planning and Zoning Commission at the September 8, 2008 meeting.

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